

Nicola Gunn

From: Lorimer, Elliott [REDACTED]
Sent: 08 March 2022 15:44
To: John Macholc
Cc: Laura Eastwood
Subject: Proposed New House (Hodder Grange) on land at Higher Hodder Bridge

Dear John

Further to the meeting held in February regarding the above proposal, I thought it worth emailing to clarify my previous discussions and comments with the applicant's agents.

In the main, my previous comments have focused on:

1. The potential impact on landscape and visual amenity
2. Opportunities for biodiversity enhancement within the wider site

In relation to 1. above, my comments could summarised as follows: the proposals would have some impact on local landscape and visual amenity, but the proposed house, associated buildings and curtilage (which appear to reflect local vernacular of nearby historic houses) are likely to be able to be accommodated within the local and wider landscape without significant impact on the character of the AONB. In addition, the proposed site is currently intensively managed, improved grassland for silage. The proposed wider landscaping could be beneficial in terms of landscape character with more trees/woodland along the river corridor.

In relation to 2. above, my comments have focused on the potential for enhancement of biodiversity on the wider site. I am not able to offer any comment on the biodiversity net gain uplift figure cited by the applicant, but I would suggest that the proposed woodland creation and riparian habitat creation would constitute a significant improvement on the intensively managed, improved grassland on the site at present; helping to link up fragmented woodland habitat along the River Hodder corridor.

Due to my lack of experience in dealing with proposals citing paragraph 80 of the National Planning Policy Framework, I have up to now refrained from offering much comment on the proposals for the house (other than those stated above). I would defer to the Council on whether the proposal meets the criteria to be considered a 'Paragraph 80 House'.

I trust these comments are helpful for the Council in determining this application.

Kind regards
Elliott

Elliott Lorimer
Forest of Bowland AONB Manager

